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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

The Endorsement, Signatures and the Signature Sheet attached to the documents are part of the Document.

2-19/25
 10/7/25
 16/4/25

Additional District Sub-Registrar
BURDWAN

16 APR 2025

Debi Prasad Mandal

NEXT SPACE INFRA
Anishek Roy
Partner

NEXT SPACE INFRA
Sreerani
Partner

AGREEMENT FOR DEVELOPMENT

THIS DEED IS MADE ON THIS 16th DAY OF APRIL 2025, AT BURDWAN

BETWEEN

1. DEBI PRASAD MANDAL, S/O Late. Birendranath Mondal alias Bireswar Mandal, by Nationality Indian, by faith Hindu, by occupation Doctor, residing at Naricha, P.S. Khandoghosh, Dist. Purba Bardhaman, having PAN. CDBPM1620G; hereinafter jointly and severally called and referred as the **OWNER cum LANDLORD** (which express or shall unless excluded their respective heirs, executors, administrators, legal representative and assigns) of the party of the **FIRST PART**.

SL NO 258 SALE DATE 11/4/2025

SOLD TO Next Space Infra

ADD Burdwan

STAMP RS 5000 P

THIS STAMP PAPER PURCHASE FROM
PURBA BURDWAN 1No TRY ON DATE 11 APR 2025

STAMP VENDOR-GOLAM MOHABUB

BURDWAN A.D.S.R. OFFICE, PURBA BURDWAN

LICENCE NO-7176-77

Golam Mohabub

SIGNATURE



NEXT SPACE INFRA

NEXT SPACE INFRA

অনুমোদিত ও মূল প্রতিলিপি
স্বাক্ষরিত ও সীলিত
কর্তৃপক্ষের উপস্থিতিতে
স্বাক্ষরিত ও সীলিত



District Sub-Registrar
BURDWAN

16 APR 2025

Subin Prasad Mandal

NEXT SPACE INFRA
Hvishkek Roy

Partner

NEXT SPACE INFRA

Biswanath
Partner

and

"NEXT SPACE INFRA" (a Partnership Firm incorporated under the Indian Partnership Act, 1932) having its Registered office at SURYA NAGAR, JAGATBERH, P.O. SRIPALLY, P.S. Burdwan, Dist. Purba Bardhaman, Pin-713103, having PAN No. AAXFN9780H; *represented by its Partners namely*

1. SRI. AVISHEK ROY, S/o-Sri Asit Baran Roy, by nationality Indian, by caste Hindu, by profession business, resident of Sashi Bhusan Road, P.O Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin - 713101; having PAN. AIDPR8239H; AND 2. SRI. BAPAN PANJA, S/o Paresh Nath Panja, by nationality Indian, by caste Hindu, by profession business, resident of Suryanagar, Jagatberh, P.O Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin - 713103; having PAN. ATCPP2317E; hereinafter called and referred as the DEVELOPER or PROMOTER (which express or shall unless excluded its/his/their and each of its/their respective heirs, executors, administrators, legal representative and assigns) of the party of the SECOND PART.

WHEREAS: the OWNER is the absolute owner and have absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands, hereditaments and premises, existing structure free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more-fully described in the entire First Schedule hereinafter written (hereinafter referred to as the "SAID PREMISES").

WHEREAS: The First Schedule mentioned property appertaining to R.S. Plot No. 4207/4217, corresponding L.R. Plot No. 4106, under L.R. Khatian No. 2027, within Mouza - RADHANAGAR, J.L. No. 39, within the jurisdiction of Burdwan Municipality, Holding No. 36, at Mahalla / Street: - N BASU ROAD, in Ward No. 34 within the limits of P.S. Bardhaman Sadar, Dist.



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NEXT SPACE INFRA
Avishek Roy
Partner

Partner

NEXT SPACE INFRA

Sankar
Partner

Purba Bardhaman, belongs to the Owner namely DEBI PRASAD MONDAL. The Said DEBI PRASAD MONDAL obtained the said property by virtue of Deed of EXCHANGE being No. 1 - 2787 for the year of 1989, registered at D.S.R. Burdwan. While being in absolute possession and OWNER hip in the First Schedule mentioned property having with absolute right, title, interest over the "SAID PREMISES", the said DEBI PRASAD MONDAL recorded his name within L.R. R.O.R. (as per the Doctrine of One-Man-One Khatian of W.B.L.R. Act. 1955) under L.R. Khatian No. 2027 as well as recorded his name within the record of Burdwan Municipality under Holding No. 36, at Mahalla / Street: - N BASU ROAD, in Ward No. 34 and became the absolute owner over the first schedule mentioned premises by paying all land revenue and tax imposed upon the First Schedule mentioned property in their names without any interruption of any third party.

AND WHEREAS to make a proper utilisation of the First Schedule mentioned property the OWNER have taken decision to construct a multi-storeyed Residential building inclusive of Residential Flats and Car Parking Spaces thereon and by constructing building/s and to develop the premises which is not being looked after by the OWNER as they are not that experienced in this field of Development and Construction of multi-storeyed buildings and also due their occupational dilemma and thereby the OWNER have taken decision to construct the multi-storeyed Residential cum Commercial building inclusive of Flats/Residential or Commercial Units and Car Parking Spaces and to develop the said premises.

AND WHEREAS that the OWNER neither have the capacity nor have the ability both financially and technically and also nor have any experience nor have the adequate and appropriate skill and knowledge to develop or to construct the new building/buildings along with multistoried residential

Debi Prasad Mondal
Adm.



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Solei Prasad Mandal

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Avishek Roy
Partner

NEXT SPACE INFRA
Sankar
Partner

building cum housing complex inclusive of Flats/Residential Units/Commercial Units and Car Parking Spaces. And thereby the OWNER looking for a Developers who have appropriate skills, knowledge and capacity to construct the multi-storeyed Residential building inclusive of Residential Flats and Car Parking Spaces by developing the First schedule premises as Developer at his own cost.

AND WHEREAS that the **DEVELOPER** is itself is a highly reputed Promoter of Real Estate and Developer as a Partnership Firm in the sector of Development and Promoting of Land and allied works and having more experience, knowledge and skill to develop the same. So, the **OWNER** of the First Schedule mentioned property gave offer to the **DEVELOPER** to develop the First Schedule properties as mentioned below. In response to that offer the **DEVELOPER** has accepted on the following terms and conditions as stated below to develop the property with a project for construction of multi-storied residential building consisting of Flats/Residential Units/Commercial Units and Car Parking Spaces.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:-

ARTICLE I - DEFINITIONS AND INTERPRETATIONS:

- 1.1 **PREMISES:** shall mean the premises with land as stated in the **First Schedule** of this agreement.
- 1.2 **BUILDING/S:** shall mean the proposed multi-storied building inclusive of Flats/Residential Units/Commercial Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, duly approved by the Burdwan Municipality via its sanction Plan in order to construct multi-storeyed Building comprised with Residential Flats and Parking Spaces



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Debi Prasad Mandal

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Bapan Panja
Partner

which is regarded as part and parcel of the said project, within the said premises and shall also mean the any additional floors and/or storey on and over the said Top Floor inclusive of Flats/Residential Units/Commercial Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, duly approved by the Burdwan Municipality via its sanction Plan or amendment or modification of Plan in order to construct the said additional floors over the said Top Floor in the proposed Multi-Storied Building comprised with Flats/Residential Units/Commercial Units and Parking Spaces which is regarded as part and parcel of the said project, within the said premises and the said building is to be constructed by the manner and way with all specifications as stated in the **Second Schedule** of this Indenture.

- 1.3 **OWNER:** shall mean **DEBI PRASAD MANDAL**, S/O Late. Birendranath Mondal alias Bireswar Mandal, by Nationality Indian, by faith Hindu, by occupation Doctor, residing at- Naricha, P.S. Khandoghosh, Dist. Purba Bardhaman, **having PAN. CDBPM1620G**; shall include their respective heirs, executors, administrators, representatives, transferees, assignees and nominees.
- 1.4 **DEVELOPER:** shall mean "NEXT SPACE INFRA" (a Partnership Firm incorporated under the Indian Partnership Act, 1932) having it's Registered office at SURYA NAGAR, JAGATBERH, P.O. SRIPALLY, P.S. Burdwan, Dist. Purba Bardhaman, Pin- 713103, having **PAN No. AAXFN9780H**; represented by it's Partners namely 1. **SRI. AVISHEK ROY**, S/o Sri Asit Baran Roy, by nationality Indian, by caste Hindu, by profession business, resident of Sashi Bhusan Road, P.O Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin - 713101; having **PAN. AIDPR8239H**; AND 2. **SRI. BAPAN PANJA**, S/o Paresh Nath Panja, by nationality Indian, by caste Hindu, by profession business, resident of Suryanagar, Jagatberh, P.O Sripally, P.S. Bardhaman Sadar, Dist. Purba

Ambarish
A.D.



Additional District Sub-Registrar
BURDWAN

16 APR 2025

Selvi Prasad, Handed

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Sapankumar
Partner

Bardhaman, Pin - 713103; **having PAN. ATCPP2317E**; and shall include its respective legal heirs, successors, officers, managers, executors, administrators, representatives, transferees, assignees and nominees.

- 1.5 COMMON FACILITEIS:** shall include corridors, hall ways, drive ways, lifts, stairways, landings, water reservoir, pump room, passage-ways, drive-ways, generator space/room, community room, meter room, transformer, electrical sub-station and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the building/buildings and/or common facilities or any of them thereon as the case may be as stated in details in the **Third Schedule** of this Indenture.
- 1.6 OWNER'S ALLOCATION:** shall mean the absolute right of the OWNER in regard to his respective share and amount of land as agreed upon to be developed by virtue of this agreement and in that regard the allocation of the OWNER will be allotted the **entire Southern Side Commercial portion & One External Covered Car Parking Area (roof covered by Tin shed) at Southern Side in the Ground Floor of the proposed Multi storied building except the entire Northern side Parking Area in the Ground Floor as per Building plan duly approved by the Burdwan Municipality, 50% constructed Area of the entire First Floor in the proposed Multi storied building, and the entire Second Floor of the proposed Multi storied building named and Styled as "MEGHDOOT" as Owner's Allocation in relation to the construction according to the sanctioned plan of the Burdwan Municipality approved Building Plan to construct a G+4 Commercial cum Residential building over the First Schedule mentioned premises as Owner's Allocation** as per his share over land more specifically mentioned in the First Schedule, Here it must be mentioned that OWNER shall enjoy his

Mr. S. K. Das
A.D.



Additional District Sub-Registrar
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Selva Prasad Kaudal

NEXT SPACE INFRA

Arishet Raj
Partner

NEXT SPACE INFRA

Sanjivani
Partner

entitlement of the aforesaid allotted share of the proposed building and he will sale out the said allocated portion by him in favour of the prospective purchasers without the Allocation of the Developer and will be eligible and entitled take the consideration amount and the OWNER will be entitled and eligible to directly sale the said Unit/Flat/Parking Space or will be entitled and eligible to directly do any documentation or will be entitled and eligible to execute any document and agreement for Sale and the OWNER will be entitled and eligible to take the Monetary Consideration in lieu of his shares alone from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank by himself and for himself.

1.7 DEVELOPER'S ALLOCATION:

- 1.7.1 Shall mean the absolute right of the DEVELOPER will be allotted the entire Northern side Parking Space in the Ground Floor of the Proposed Multi Storied Building as per Building plan duly approved by the Burdwan Municipality except the entire Southern Side Commercial portion & One External Covered Car Parking Area (roof covered by Tin shed) at Southern Side in the Ground Floor of the proposed Multi storied building, 50% constructed area of the entire First Floor in the Proposed Multi Storied Building, and the entire Third Floor and Fourth Floor of the proposed Multi storied building named and Styled as "MEGHDOOT" as DEVELOPER's Allocation in relation to the construction according to the sanctioned plan of the **Burdwan Municipality** to construct a G+4 storied Commercial cum Residential building over the First Schedule mentioned premises **except the Owner's Allocation i.e.** the portion defined in the **clause 1.6 as OWNER'S ALLOCATION** and the DEVELOPER will have exclusive right to enjoy as per its entitlement and will have all right, title and interest over the DEVELOPERS ALLOCATION by virtue of this Agreement to hold and also to Sell

Sanjivani
Adv.



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Sobhi Prasad Handal

NEXT SPACE INFRA

Arishck Roof
Partner

NEXT SPACE INFRA

Sapankam
Partner

the entire allocation of its as defined hereinabove.

- 1.7.2 Roof area which shall be the roof/roves directly above the flat/flats and/or room/rooms including every right over the roof will be allotted in favor of the OWNER and DEVELOPER jointly AS PER THEIR SHARE ALLOCATION;
- 1.7.3 During the tenure of this Agreement, if the DEVELOPER obtains any excess or further permission by way of **Burdwan Municipality** Sanctioned Plan, then the DEVELOPER may raise construction over the said land Area of the said building which is to be constructed in accordance with the Sanctioned Plan then the OWNER shall have their right of **40%** of the further newly constructed portion/floor which means that the DEVELOPER shall have the exclusive right of rest **60%** of allocation of the further newly constructed portion/floor.
- 1.8 **ARCHITECH:** shall mean any person or persons firm or firms appointed or nominated by the DEVELOPER as the Architect of the building at his own cost and sole responsibility, subject to the approval of the owner.
- 1.9 **BUILDING PLAN:** shall mean the sanctioned plan of **Burdwan Municipality** and also the other plan/plans /SITE PLAN for the construction of the building, duly approved by the **BURDWAN MUNICIPALITY vide Building Plan Memo No. 476/E/VII-4, dated - 10/09/2018 to construct a Ground + Four (G+4) Storied Commercial cum Residential Building over the First Schedule mentioned premises i.e. the approved Site Plan by the Burdwan Municipality, and the said Plan has been extended up to 31/12/2025 vide Memo No. 21/E./VII-4 dated 10/03/2025.**
- 1.10 **CONSTRUCTED SPACE:** shall mean the space in the building available for independent use and the occupation including the space demarcated for common facilities.
- 1.11 **SALEABLE SPACE:** means, except OWNER'S ALLOCATION the space in the

Subodh Kumar



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16 APR 2025

Selvi Anand Maudgal

NEXT SPACE INFRA
Avishek Roy
Partner

NEXT SPACE INFRA
Safar
Partner

Building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.

- 1.12 CARPET AREA:** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- 1.13 COVERED AREA:** shall mean the Plinth area of the said Residential Units/Flat/Parking Space including the Bathrooms and Balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between Two Residential Unit / Flats / Parking Space then one - half of the area under such wall shall be included in each Residential Unit / Flat.
- 1.14 UNDIVIDED SHARE:** shall mean the undivided proportionate share in the land attributable to each Flat and Residential Unit / Parking Space comprised in the said Holding and the common portions held by and /or here in agreed to be sold to the respective Purchaser and also wherever the context permits.
- 1.15 CO - OWNER:** shall according to its context mean and include all persons who acquire or agree to acquire Residential Unit / Flat / Parking space in the Building, including the Developer for the Residential Unit/ Flats / Parking Spaces not alienated or agreed to be alienated.
- 1.16 FLAT/Commercial unit/Parking:** shall mean the Commercial unit/flat/Parking Space and parking or other space or spaces intended to be built and or constructed and / or the covered area capable of being occupied. It shall also mean that according to the context, mean all Purchaser/s and/or intending Purchaser/s of different Commercial unit/flat/Parking Space in the Building/s and shall also include the Developer herein and the OWNER herein

Selvi Anand Maudgal



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Devi Anand Mandal

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Sarabain
Partner

in respect of such Commercial unit/flat/Parking Space which are retained and/or not alienated and/or not agreed to be alienated of the time being.

- 1.17 COMMON EXPENSES:** shall include all expenses to be incurred by the Co-owner for the maintenance, management and upkeep of the building in the said Holding for common purposes and also the charges to installation of Electricity.
- 1.18 COMMON PURPOSES:** shall mean the purpose of managing and maintaining the building of the said Holding and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the Co-OWNER relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.
- 1.19 SUPER BUILT-UP AREA:** Super Built-Up Area shall mean as per the Definition of Law in force and Order issued by the Government.
- 1.20 DEVELOPER'S ADVOCATE:** Shall mean **Advocate, as per choice of the Developers** who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Commercial unit/flat/Parking Space therein, including the Deed of Conveyance/s thereof.
- 1.21 TRANSFER:** with its grammatical variations shall include a transfer by and/or of possession and by any other means adopted for effecting what is understood as a transfer of space in a multi storied building/s to purchasers thereof although the same may not amount to a transfer in law.
- 1.22 TRANSFEREE/INTENDING PURCHASER:** shall mean a person or persons to whom any space in the building/s has been transferred by the DEVELOPER

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Additional District Sub-Registrar
RUDWAN

16 APR 2025

Silvi Anand Maudal

NEXT SPACE INFRA
Avishk Raj

Partner

NEXT SPACE INFRA

Bapankin
Partner

including the rights of transfer to the fullest extent of the DEVELOPERS ALLOCATION or any space in the building/s has been transferred by the OWNER including the rights of transfer to the extent of their own share as defined and described as the OWNER'S ALLOCATION.

1.23 **MASCULINE GENDER:** shall include feminine gender and vice versa.

1.24 **SINGULAR NUMBER:** shall include plural number and vice versa.

ARTICLE II - TITLE INDEMNITIES AND REPRESENTATIONS:

The OWNER do and doth hereby declare and covenant with the DEVELOPER as follows: -

- 2.1 That the OWNER are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said premises as mentioned in the **First Schedule** below.
- 2.2 That the said premises is free from all encumbrances, charges, liens, *lis-pendenses*, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature and if such is not still then the OWNER hereby unconditionally undertake to make the said **First Schedule** mentioned property free form all encumbrances, charges, liens, *lis-pendenses*, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature within **3 Months** from this very date of execution of this Agreement .
- 2.3 That the DEVELOPER will bear the cost of demolishing, dismantling, disintegrating and dissolving the existing construction (if any) and make it vacant if necessary and will take the possession of the vacant land in favour of the DEVELOPER provided that all the debris and rubbish will be retained by the DEVELOPER and shall be the property of the DEVELOPER and the DEVELOPER will bear the cost and expense of the query of earth or soil for the purpose of setting up the foundation.

Silvi Anand Maudal
Partner



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BURDWAN
16 APR 2025

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NEXT SPACE INFRA

Avishk Roy
Partner

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Sankar
Partner

- 2.4 That the DEVELOPER will bear all expenditure of construction and cost of all necessary and essential materials and equipments which will be required for the purpose of construction of the said building premises and the OWNER will co-operate with the DEVELOPER in all aspects except Financially.
- 2.5 That the OWNER by self or through their constituted attorney shall sign in all other necessary papers, documents, affidavits, declarations etc. require for modification of building plan/revised plan if necessary, and for construction of building which may be required by the Developer for the purpose of construction and development of the said property in the said premises.
- 2.6 The DEVELOPER is hereby authorized and empowered in relation to the said construction, so far as may be necessary for apply of quotas of cement, steels bricks and other materials for the construction or the electric meter waster & drainage and other imputes and facilities and for other necessities required for which purpose the OWNER hereby agree upon to execute a Power of Attorney through this indenture in favour of **the Above named Developers** whereas such power or authority to be executed by a registered Power of Attorney as required by the DEVELOPER to sign by the OWNER all such applications, other necessary papers, documents, deeds, affidavits, declarations etc as to be required for the purpose and in connection with the construction of the proposed building/s and to sell flats and car parking spaces with share in land.
- 2.7 That except the OWNER no one else have any right title interest, claim or demand whatsoever or howsoever in respect of the said **First Schedule** mentioned premises or any portion thereof.
- 2.8 The OWNER shall pay all revenue and taxes to the competent authority till the transfer of the flat or space in the premises to the intending purchaser or

Sankar
Attor



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16 APR 2025

Devi Prasad Mandal

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Sankar
Partner

transferee from the and in respect of the OWNER'S ALLOCATION.

- 2.9 The OWNER have absolute right and authority to enter into the agreement with the DEVELOPER in respect of their title in the said premises agreed to be developed.
- 2.10 That there is no arrear of taxes and / or other levies of impositions of the said property due and payable to any statutory authority.
- 2.11 That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received in respect thereof.
- 2.12 That the said land is not a Debottor or Pirottor property.
- 2.13 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.14 That there is absolutely no impediment or bar in matter of this agreement/understanding or sale or the said property as contemplated in these present.
- 2.15 The OWNER do not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1978 in respect of the said premises.
- 2.16 The OWNER hereby undertake to indemnify and keep indemnified the DEVELOPER from and against any and all actions, charges, liens, claims, damages, encumbrances and mortgages or any Third Party Possessory Rights or any Third Party Claim in the said premises arising out of or due to the negligence or noncompliance of any law, bye-laws rules and regulations of the Burdwan Municipality or Government or local bodies including the Municipality as the case may be by the OWNER and shall attend to answer and

M. K. Saha



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Additional District Sub-Registrar
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16 APR 2025

Vidhi Prasad Mandal

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Biswajit
Partner

be responsible for any deviation, omission, commission, negligence, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to or concerning prior to execution of this Deed and the Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation shall be entirely borne by the Developer or its nominee or nominees. Likewise, the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owner' allocation will be borne by the Owner or their nominee or nominees. Here it must be mentioned that the Owner will not be liable for any consideration received by the Developer from the intending Purchaser/Purchasers regarding the Developer's Allocation after the development of the said premises and likewise the Developer shall not be liable for any act, deed, matter or thing done or caused to be done by the Owner in respect of his Allocation.

- Signature*
Adm.
- 2.17 That during the continuance of this Agreement the OWNER shall not any way cause any impediment or obstruction whatsoever in the construction or development of complex and building in the said First Schedule mentioned Property and hereunder empower the DEVELOPER to take up the construction work of the new building as per sanctioned plan of Burdwan Municipality.
- 2.18 During the time of construction if any addition, alteration or digging required to extent the strength of the Proposed Multi storied building as per sanctioned plan, in that case the DEVELOPER can do this to betterment of the Proposed Multi storied building but after doing those required work the Developer make those places in usable condition.



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**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

Sobhi Prasad Maudgal

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Sankar
Partner

ARTICLE III - COMENCEMENT:

- 3.1 This agreement shall commence or shall deemed to have commenced on and with effect from the date of execution of this agreement.

ARTICLE IV - DEVELOPER'S RIGHT OF CONSTRUCTION:

- 4.1 The OWNER hereby grant exclusive right to the DEVELOPER to build upon and to commercially exploit the said premises in any manner (but subject to the provisions contained herein) as the DEVELOPER may choose by constructing a Residential/commercial building thereon by way of the said construction is to be done according to the Burdwan Municipality by-laws, rules and regulations and not otherwise. The entire cost of construction of the building or whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permission and approvals. The owner shall not be required to contribute any amount in that regard. Be it mentioned here that the DEVELOPER will have sole right and authority and shall be entitled to receive the price of the **Lift, Transformers, Generators** and **GST** from the Purchasers and in that regard the OWNER shall have no right to demand any share from the share of the price paid by the intending Flat Owner in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER and the DEVELOPER will have sole right and authority and shall be entitled to receive the price cum consideration amount of any excess work including the additional and excess work in the Flats from the intending Purchasers and in that regard the



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Deliprasad Mandal

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Sankar Kumar
Partner

OWNER shall have no right to demand any share from the share of the price paid by the intending Flat Owner in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER.

- 4.2 The OWNER have approved/will approve and signed/will sign the said ARCHITECT'S DRAWINGS, which have been SUBMITTED/or will be SUBMITTED to the various statutory bodies, including the Burdwan Municipality by the DEVELOPER in the name of the owner, and/or the same is/will be awaiting SANCTION/APPROVAL from the Burdwan Municipality, after obtaining clearances from all other statutory bodies.
- 4.3 In the event, the Burdwan Municipality or any statutory authority requires any modification of the plan/plans submitted by the owner, the DEVELOPER shall cause the Architect's Drawings/Plans to be altered and/or changed as may be required, by the said Architect and the DEVELOPER shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPER shall bear all costs thereof for sanctioning the drawings/plans by the **Burdwan Municipality** and/or the other statutory authorities.
- 4.4 The OWNER hereby executed a Separate Development Power of Attorney after this registered Development agreement only in favour of the DEVELOPER only for the purpose of sanction/corrections and/or amendment of the plan of the building at the said premises, and with sale right, including enter into agreement with the intending purchaser, execute sale Deed or any kind of Transfer Deed and also received the earnest money as well as consideration amount in respect of the allocation of the **DEVELOPER**.
- 4.5 All applications, plans and other papers including the ARCHITECTS

Deliprasad Mandal
Adm.



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**Additional District Sub-Registrar
BARDHAMAN**

16 APR 2025

Abhinav Prasad Mandal

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Avishek Roy
Partner

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Sankar
Partner

DRAWINGS/DOCUMENTS referred to above shall be submitted by the DEVELOPER in the name of the OWNER of the said premises, but otherwise at the cost and expenses of the DEVELOPER only and the DEVELOPER shall pay and bear the EXPENSES for submission of Architects drawings/documents and other like fees, charges and expenses, required to be paid or deposited for SANCTION of the said project design and construction thereon provided always that the DEVELOPER shall be exclusively entitled to all REFUNDS of any and all payments and/or deposits and made by it in that account.

- 4.6 That if at the time of the execution of the deed the record of name of the property remains in the name of any other person except that of the OWNER then within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to mutate the names in their names without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.7 That if at the time of the execution of the deed the record of name of the property remains in the name of any other person except that of the OWNER then within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to mutate the names in their names without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.8 That if any sort of amalgamation or enamel or separation is needed in regard to the First Schedule mentioned properties, then in that event within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to amalgamate or enamel the property without any further delay and in this respect the DEVELOPER will simply cooperate.

ARTICLE V - TITLE DEEDS:

- 5.1 Immediately after the execution of this agreement the OWNER shall hand over the Original Title Deed with related documents and other papers and writings

On behalf of Adm.



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**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

Sobhi Anand Mandal

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Avistek Roy
Partner

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Sobhi Anand Mandal
Partner

including the last paid-up Municipality Tax Receipts and the other Bills including Revenue / Rent Receipts issued by the Government of West Bengal through B.L.L.R.O relating to the said First Schedule mentioned premises of and/or for necessary searches, to the DEVELOPER / PROMOTER for inspection and record.

5.2 The DEVELOPER / PROMOTER through its Partners or/and representatives and/or nominee/nominees or the transferees of the OWNER and the DEVELOPER / PROMOTER itself shall be entitled for detailed inspection of the original Title Deed(s) of the OWNER and thereafter the OWNER shall handover the custody of the original Title Deed(s) to the DEVELOPER / PROMOTER permanently for the purpose of inspection of the said Title Deed(s) as and when required by any Government Authority and/or Competent Authority and/or Financial Institution and/or Bank, etc at the time of loan sanctioning in favour of the prospective purchaser(s) subject to condition that when it is required by the landowner/ his successors to transfer the landowner's allocated portion, developer will handover the said deed to the landowner/his successors/nominees as and when it is necessary to the landowner/his successors

5.3 Subject to the provisions contained herein, the OWNER have and possess a marketable title to the said premises and the same is free from all encumbrances, charges, liens, lis-pendenses, attachments, trusts whatsoever or howsoever as mentioned above.

5.4 The deed of conveyance or deeds of conveyance shall be executed by the OWNER and/or the DEVELOPER as the case may be in such part or parts as the DEVELOPER shall require. The cost and expenses involved for construction shall be borne and paid by the DEVELOPER alone.

ARTICLE VI - EXECUTION OF THE PROJECT:

6.1 As per the plan which will be sanctioned by the Burdwan Municipality and the OWNER by himself or through his constituted Power of Attorney holder namely

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Prasanna
Partner

"NEXT SPACE INFRA"; having obtained all necessary permission, approvals and sanctions, the DEVELOPER will ipso-facto get the privilege to commence construction in respect of the portion of the premises in the possession of the OWNER. The construction will be in accordance with the **Burdwan Municipality sanctioned plan**. The OWNER shall allow the DEVELOPER purposes of construction and allied activities during the continuation of this agreement and until such time the proposed building is completed in all respects. During such period the OWNER shall not prevent the DEVELOPER of the said premises from constructing the building in accordance with the plans sanctioned by the **Burdwan Municipality**.

- 6.2 In as much as the construction on the said premises is concerned the DEVELOPER shall act as licensee of the OWNER and shall be entitled to be in occupation of the said premises as and by way of licensee of the OWNER to carry out the construction of the proposed building which is to be completed within **18 Months from the Date of Execution of this Agreement (having with 6 months additional grace periods)**, unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including **VIS MAJOR/ FORCE MAJEURE** such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure, save and except that the DEVELOPER shall not be entitled to create any possessory right over the said property which could be construed as transfer within the meaning of Transfer of Property Act. The DEVELOPER shall be entitled to use the said property for any other purposes other than the purpose of construction of the building in accordance with the sanctioned plan, if such usage of the said property is collaterally or parallelly connected with the said construction work. Be it also mentioned here that, if the validity of the said Sanctioned Plan for construction of the building will be

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Additional District Sub-Registrar
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Avishak Roy
Partner

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Sasank Mishra
Partner

increased by the competent authority as per law in that case the timing of this agreement also will be increased for that stipulated time as per the permission letter passed by the competent authority as per law.

6.3 The OWNER will resume to be in possession over the said **First Schedule** mentioned property in respect to their remaining Portion of the Constructed Building after the completion of the project but not before that and during the continuation of term of the project, i.e. **18 Months from the Date of Execution of this Agreement** unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/ FORCE MAJEURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure. The OWNER or any of their agent/s or any other representative/s will have no right and interest over the SAID PREMISES and during this period the DEVELOPER will enjoy the right of absolute possession over the SAID PROPERTY.

6.4 *During the tenure of this project yet to be made on and above the schedule mentioned Land Developer will ensure to the OWNER that he will preserve all right, title, interest of the OWNER unless or until the OWNER allocation will be Delivered within stipulated time periods of this agreement in the schedule mentioned project yet to be constructed. And the Developers also assured the OWNER that he neither do any act nor any omission which causes harm/damage to the right, title, interest over the schedule mentioned property during the Development process commencing.*

ARTICLE VII - SPACE ALLOCATION

7.1 The DEVELOPER represents and declares that the proposed building shall be constructed with building materials, as may be deemed fit and proper by the DEVELOPER only and no one else but the said building is to be constructed

Embodied for Adm.



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Additional District Sub-Registrar
BURDWAN

16 APR 2025

Satish Prasad Mandal

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Avishek Roy

Partner

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Banpandari

Partner

by the manner and way with all specifications as stated in the **Second Schedule** of this Indenture.

- 7.2 The OWNER shall be ENTITLED to the OWNER'S ALLOCATION as defined in **Clause 1.6** of this agreement. The DEVELOPER shall be ENTITLED to the DEVELOPER'S ALLOCATION as defined in **Clause 1.7** of this agreement.
- 7.3 The OWNER shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation of space, except the vacant space, e.g. lawn or/and driveway or/and garden etc., the transfer of which is prohibited under Rules of Burdwan Municipality as well as West Bengal Municipal Act and/or by any other law for the time being in force.
- 7.4 In consideration of the DEVELOPER'S having constructed the building at its own costs and provided for the owner's allocation as above, the DEVELOPER shall be entitled to the remaining total super built up space in the said building including common parts and areas.
- 7.5 The OWNER shall be free and shall be eligible and shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation or space alone and or individually and on this regard it must be mentioned that the necessary connections including water, electricity will be installed to the transferee from OWNER'S ALLOCATION only by the DEVELOPER where the cost and expenses of such installation must be incurred by the intending purchaser/transferee in favour of the DEVELOPER.
- 7.6 The common area/facilities shall be jointly owned by the OWNER and the DEVELOPER for the common use and enjoyment of owner's/developer's allocation of space. Here it must be mentioned that OWNER will get and obtain **his share as per clause 1.6** himself in favour of the prospective purchasers without the Allocation of the Developer and will be eligible and

Signature of Developer



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Shilpi Prasad Maudgal

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Partner

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Rasmanjari
Partner

entitled take the consideration amount and the OWNER will be entitled and eligible to directly sale the said Unit/Flat/Parking Space or will be entitled and eligible to directly do any documentation or will be entitled and eligible to execute any document and agreement for Sale and the OWNER will be entitled and eligible to take the Monetary Consideration in lieu of their shares alone from any person and/or the Intending purchaser(s) and/or the Financial Institution and/or Bank by himself and for himself.

- 7.7 The DEVELOPER shall be entitled to sell or transfer or otherwise deal with the DEVELOPER'S allocated portion i.e., stated in the aforesaid **Clause No. 1.7** of this Indenture which is not attached with the **OWNER'S ALLOCATION** i.e., **stated in the aforesaid Clause No. 1.6** of the proposed building/s and the DEVELOPER may let out, sale out, convey, transfer or any type of settlement in regard and respect to any Flat or Residential Unit and/or Car Parking Space/Garage with the third parties to the extent of the aforesaid **Clause No. 1.7** of this Indenture and the OWNER will have no right over the said floors except in regard to their own Allocation and they by any or/and all means and also is debarred from claiming any right, title and interest in the near and remote future.
- 7.8 Both the **OWNER** and the **DEVELOPER** shall extend their best efforts in selling the constructed floor space at the maximum price.
- 7.9 In so far as the roof right in the DEVELOPER allocation barring the common facilities attached with the roof such as water tanks, antenna etc. In other wards the entire roof right will be devolved upon the DEVELOPER and OWNER jointly as per their share allocation ratio of 60:40.
- 7.10 On completion of the building, but therefore giving possession, both the **OWNER** and the **DEVELOPER** will conduct a joint survey of the super built-up

*Intopay
Adv.*



Additional District Sub-Registrar
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16 APR 2025

Shibi Prasad Mandal

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Avishek Roy
Partner

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Prasanna
Partner

space/area in their respective allocation to ascertain the actual measurement of the area/space in their respective allocations.

7.11 That the DEVELOPER shall alone have the right to allocate flats and parking spaces to the intending purchasers from the DEVELOPER'S ALLOCATION as stated in the aforesaid Clause No. 1.7. The OWNER shall have right whatsoever to enter into any agreement personally with the intending purchasers for sale of OWNER'S Allocation as stated in the aforesaid Clause No. 1.6, which to be constructed by the DEVELOPER over the land owned by the First Part (OWNER) and the DEVELOPER will have the right to construct further floors in the said proposed building in future if the DEVELOPER obtains further permissions from Burdwan Municipality with the modifications of the Building Sanction Plan (if required) to construct more floors and in that event the OWNER will have no right to appoint any new Developer except for this existing DEVELOPER. Owner will have no right to raise any objection over existing construction. Moreover, OWNER will be entitled to get 40 % of the said proposed new constructed Floors and the Developer will be entitled to get 60 % of the said proposed new constructed Floors if the DEVELOPER obtains further permissions from Burdwan Municipality in future.

ARTICLE VIII - COMMON FACILITIES:

8.1 As soon as the building is completed, the DEVELOPER shall give written notice to the OWNER requiring the OWNER to take possession of their share of allocation in the building and as from date of service of such notice for all times thereafter the parties shall be exclusively responsible for the payment of the Burdwan Municipality and property taxes, rate, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as THE SAID RATES) payable in respect of their respective

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Avishek Roy
Partner

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Partner

space/area in their respective allocation to ascertain the actual measurement of the area/space in their respective allocations.

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ARTICLE VIII - COMMON FACILITIES:

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Additional District Sub-Registrar
BURDWAN
16 APR 2025

Sohu Prasad Mandal

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Avishek Roy
Partner

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Partner

allocations, such rates to be apportioned pro rata with reference to the total super built up space in the building if they are levied on the building as a whole.

8.2 The OWNER shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or to the DEVELOPER or otherwise as specified hereinafter and shall keep the DEVELOPER indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPER as the case may be consequent upon a default by the OWNER this behalf in respect of their proportionate share of the said rates.

8.3 As and from the date of possession, the OWNER shall also be responsible to pay and bear and shall forthwith pay on demand to the DEVELOPER or to the flat owner's allocation or other entity/person specified hereinafter service charges for the common facilities in the building payable with respect to the OWNER'S ALLOCATION, and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for electrical and mechanical equipment, switchgear, transformers, generators, pump motor and other electrical and mechanical installations, appliances and equipments, stairways corridors, halls, passage ways and other common facilities whatsoever PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular use and/or storage or any additional maintenance or repair is required by virtue thereof in the owner's allocation or any part thereof the OWNER shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair, charges as the case may be.

Empowered by A.D.V.

ARTICLE IX - CONSIDERATION



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BUDDHAM

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Avishak Roy
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- 9.1 The OWNER will be entitled to get and receive any consideration in terms of advance payment in respect of their allocation which is more specifically mentioned in the "OWNER'S ALLOCATION" as defined in **Clause 1.6** of this agreement. And also, The OWNER shall retain their undivided proportionate share or interest share or interest in their land of the said **Schedule** mentioned property, in proportion to the area allotted to them as per OWNER'S ALLOCATION.
- 9.2 In consideration of the DEVELOPER agreeing to build and complete in all respect the OWNER'S ALLOCATION to the building at the said premises, and in that regard he said OWNER will not be eligible to get any earnest consideration amount and the OWNER will get their share in terms of monetary consideration at the time of booking of the flats by the intending purchasers and the OWNER by all virtue, in any and all consequence will be entitled to select and elect the said Intending Purchasers in respect of the OWNER'S ALLOCATION and OWNER will get his shares without any prejudice at the time of booking and/or agreement for sale and/or sale proceeding of the Flats.
- 9.3 That in respect of the DEVELOPER'S ALLOCATION of as **stated in the aforesaid Clause No. 1.7** of the Total Constructed Portion of the Building, the DEVELOPER shall receive the earnest amount from the intending purchasers as per the agreed upon consideration amount and schedule of payment, payable by the intending purchasers and that will be adjusted after receiving advance from the intending purchasers against each Flat and/or Car Parking Space at the time of execution of Agreement of Sale and the same will/may also be adjusted from the consideration amount of the Flat/ Residential Units and/or Garage/Car Parking Space at the time of Execution of the Deed of Conveyance.

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**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

Sudh Prasad Kaulal

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Avishk Raj
Partner

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Prasanna
Partner

ARTICLE X - TIME FOR COMPLETION:

- 10.1** The building shall be completed within **18 Months from the Date of the execution of this AGREEMENT**, unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/FORCE MAJEURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure. Be it also mentioned here that, if the validity of the said Sanctioned Plan for construction of the building will be increased by the competent authority as per law in that case the timing of this agreement also will be increased for that stipulated time as per the permission letter passed by the competent authority as per law. And that particular time will also be considered as extended time and both parties to this agreement will not have any right to raise any objection with this.

ARTICLE XI - MISCELLANEOUS:

- 11.1** The OWNER and the DEVELOPER have entered into this agreement purely on principal to principal basis and nothing stated therein shall be deemed or construed as a joint venture between the OWNER and the DEVELOPER nor shall the OWNER and the DEVELOPER in any manner constitute an association of persons and this Agreement never be cancelled unilaterally and must be cancelled bilaterally (if necessary) and the OWNER alone shall not have the Power or authority to unilaterally cancel this agreement or the Power of Attorney alone at all.
- 11.2** All dealings to be made by the DEVELOPER in respect of the construction of the buildings and development of the complex as well as for Booking and executing Agreement for Sale and also Sale Deed of Flats and Car Parking Spaces and moreover the receiving of earnest consideration amount, advance money etc for sale proceedings from the intending purchaser/customer to be taken and

Prasanna
Adv.



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Partner

obtained by the DEVELOPER itself and in certain cases with legal necessity it may be made in the name of the OWNER but any such dealings shall not create or foster in any manner any financial, civil and / or criminal liability of the OWNER and the OWNER will not be liable in any case or circumstance in respect of the said project to any Third Party including the Purchaser/Customers.

11.3 The DEVELOPER shall be entitled to enter into separate contract or agreements in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPER.

11.4 **FORCE MAJEURE:** shall means act of God, act of Public enemy, blockade, bomb blast, bomb threat, damage to or destruction of equipment by natural calamity, destruction of subject matter of this Agreement by way of natural calamities, earthquake, epidemic, embargo, explosion, fire, flood, hurricane, tornado or other weather condition, government action, inaction or change in law, government acquisitions or requisitions, inability to act due to government action, interruption and/or shortage of supply of goods and construction materials, and/or skilled manpower, lockout, natural or artificial disaster, other industrial disturbance, peril, danger or action at sea, power outage, riot, sabotage, severe weather, strike, terrorist act, war but shall not include normal bad weather or processions etc and written notice of such event has been provided by the Party affected to the other Party within reasonable time.

11.5 The DEVELOPER as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a **FORCE MAJEURE** with a view that obligation of the party affected by the **FORCE MAJEURE** shall be suspended for the duration of the **FORCE MAJEURE**.

Shibi Prasad Haudal



Additional District Sub-Registrar
BURDWAN

16 APR 2025

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Avishk Roy
Partner

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Partner

11.6 It is understood that from time to time to enable the construction of the building by the developer, various deeds, matters and things not herein specifically referred to may be required to be done by the DEVELOPER for which the DEVELOPER may require the authority of the OWNER and various applications and other documents may be required to be signed or made by the OWNER relating to which no specific provision has been made herein, the OWNER hereby authorizes the DEVELOPER to do all such acts, deeds, matters and things and undertakes, forthwith upon being required by the DEVELOPER in this behalf to execute any such additional powers or authorities as may be required by the DEVELOPER for the purpose as also undertakes to sign and execute all such additional applications and other documents as may be reasonably required for the purpose with prior approval of the OWNER and by giving prior information.

11.7 The DEVELOPER shall frame the rules and regulations regarding the user and rendition of common services and also the common restrictions, which have to be normally kept in the same and transfer of the OWNER hip of flats.

11.8 The OWNER and DEVELOPER hereby agree to abide by all the rules and regulations of such management Society/Association/holding organization and hereby give their consent to abide by the same.

11.9 Any notice required to be given by the DEVELOPER shall be without prejudice to any other mode of service available be deemed to have been served on the OWNER if delivered by hand or sent by prepaid registered post.

11.10 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNER or the said premises or any part thereof to the DEVELOPER or creating any right, title or interest in respect thereof in favour of the DEVELOPER other than exclusive license to the DEVELOPER to



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Additional District Sub-Registrar
BURDWAN

16 APR 2025

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Partner

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commercially exploit the same in terms thereof. If in the during the subsistence of the present Development Agreement, anything happens to OWNER, then this Development Agreement shall be treated to be valid and legally binding upon the respective heirs, executors, administrators, legal representative and assignees of OWNER and the legal heirs, executor, administrators, legal representative and assignees of OWNER will be duty bound to obey, honour and respect this Development Agreement in such a way that this has been declared and issued and given by them at that point of time and if required by the DEVELOPER, the legal heirs of the OWNER will be bound and liable to execute and register any Deed of Confirmation of this Development Agreement and also the legal heirs of the OWNER will be bound and liable to execute and register one Development Power of Attorney with the same terms and powers as written in this instrument in favour of the DEVELOPER or to all or any of it's Partners or Representative as required by the DEVELOPER.

11.11 As and from the date of possession of the building the DEVELOPER and/or its transferees and the OWNER and/or their transferees shall be liable to pay and bear proportionate charges on account of all other taxes payable in respect of their respective spaces.

11.12 The DEVELOPER shall install any equipment or/and erect and maintain in the said premises at his own cost all facilities required for execution of the project.

11.13 The OWNER shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due as and from the date of handing over possession of the premises (for the commencement of work at the said premises) to the DEVELOPER by the OWNER until delivery and/or the possession of the OWNER allocation in the proposed building.

11.14 The LANDOWNER will execute and register Power of Attorney in favour of the



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16 APR 2025

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Avishek Roy
Partner

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Bansari
Partner

DEVELOPER at the cost of DEVELOPER thereby authorizing and empowering the DEVELOPER to construct the proposed multi-storied Commercial Cum Residential Complex, in accordance with building plan sanctioned by the Burdwan Municipality, smoothly. By virtue of the said Power of attorney, the DEVELOPER shall have the right to enter Agreement for Sale and subsequently execute and register formal Deed of Sale/Deed of Conveyance to sell, transfer or otherwise dispose of DEVELOPER'S allocation to any intending purchaser along with undivided proportionate share of FIRST schedule mentioned land together with right of Common amenities and facilities, without consent of the LAND OWNER. The LAND OWNER have no control or say regarding sell of the DEVELOPER'S allocation. The DEVELOPER shall retain entire consideration amount of its allocation in its account.

ARTICLE XII - ARBITRATION:

- 12.1 In case of any dispute difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and same shall be referred to arbitration under the provisions of The Arbitration Act, 1996 and/or statutory modification or enactment thereto under one sole Arbitrator who will be elected by the both the PARTIES and the award made and published by sole Arbitrator shall be final and binding on the parties hereto.

ARTICLE XIII - JURISDICTION:

- 13.1 Burdwan Court alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

Signature
A.Dr.



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**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

Shri Prady Haudal

NEXT SPACE INFRA

Avishek Roy
Partner

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Partner

The payable Stamp Duty and Registration Fees over the value assessed by The Directorate of Registration and Stamp Revenue Department, of West Bengal Government and the same has been paid by the Party to the SECOND PART.

The photos, fingerprints, signatures of OWNER, the DEVELOPER are annexed herewith in separate sheets, which will be treated as the part of this Deed.

THE FIRST SCHEDULE ABOVE REFEREED TO

(Property Details)

(Subject to Development)

ALL THAT THE DEMARCATED PIECE AND PARCEL OF VACANT LAND by CLASS BASTU appertaining to R.S. Plot No. 4207/4217, corresponding L.R. Plot No. 4106, under L.R. Khatian No. 2027, within Mouza - RADHANAGAR, J.L. No. 39, within the jurisdiction of Burdwan Municipality, Holding No. 36, at Mahalla/Street: - N BASU ROAD, in Ward No. 34 measuring total area of 11 DEC out of which 10.53 Decimals or 4587.85 SQ. FT. of Land has GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT within the limits of P.S. Bardhaman Sadar, Dist. Purba Bardhaman, which is butted and bounded on the:

ON THE NORTH BY: PROPERTY OF OTHERS. ✓

ON THE SOUTH BY: PROPERTY OF OTHERS. ✓

ON THE EAST BY: 32 FEET WIDE MUNICIPAL ROAD. ✓

ON THE WEST BY: PROPERTY OF OTHERS. ✓

Revenue payable to the State of West Bengal through B.L. & L.R.O, Burdwan-I.

Impacted by ADR



*Additional District Sub-Registrar
BURDWAN*

16 APR 2025

Shobu Prasad Maudel

NEXT SPACE INFRA

Avishk Raj
Partner

NEXT SPACE INFRA

Shafiq
Partner

THE SECOND SCHEDULE ABOVE REFERRED TO
(Construction of Flat and Building Details)

BUILDING STRUCTURE: - R.C.C Framed Structure,

MAIN WALLS & PARTITION WALLS: - 200 MM/250 MM Thick Red Brick/ Fly Ash Work for Main Walls and 125 MM Thick and 75 MM Thick Red Brick /Cement brickwork/ Fly Ash for Flat Separating Wall and Partition Walls inside the respectively,

FLOOR: - Vitrified Floor Tiles for All room, Verandah, Hall, Kitchen, Bath/Toilet.

SKIRTING AND DADO: - Tiles, the height not to be exceeded 150 MM High and the Dado Not Exceeding 200 MM High (For Toilet Glazed Tiles will be used up to a height of 6 Ft. form Skirting).

PLASTERING: - Plastering to external walls will be of 20 MM. thick in 1:5 Cement, Sand and Mortar. Plastering to internal walls will be 15 MM thick in 1:6 Cement, Sand and Mortar and Ceiling will be 10 MM thick in 1:4 Cement, Sand and Mortar.

WOODWORK AND JOINERY: - 100 MM X 50 MM. Malaysian Sal Wood or equivalent section for Door frame, 32 mm. Thick solid core Flush door, Thickness of the shutter will be 32 mm. Main Door shutter for the OWNER will be made of quality Flush door.

M. S. GRILL WORKS: - All windows will be aluminium framed with necessary hardware fittings. The grill -works for the windows will be completely separately fixed. The balcony balustrades

Shobu Prasad Maudel
A-Dr



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**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

Selvi Prasad Maudel

NEXT SPACE INFRA
Avishek Raj
Partner

NEXT SPACE INFRA
Rabindranath
Partner

PAINTING: -

(if any) will be M.S. Flat. The Glasses of the windows will be Ground Glass or Frosted Glass.

All the internal wall surfaces and the ceiling will be finished with Putty.

The external wall surfaces will be finished with snow-cem or equivalent cement based paint. All the wooden surfaces and the steel surfaces will be finished with enamel paint after the necessary priming coat.

FINISHING WORKS FOR GROUND FLOOR: - The Parking areas will be finished with neat cement finish.

HARDWARE FITTINGS AND FIXTURES: - All the hardware Fittings will be of aluminium. The internal doors will have all the necessary locking arrangements like tower bolts, hatch bolts, door knobs or rings etc. complete. One eye-whole will be fixed in the main entrance door to each flat. Door stoppers will be fixed in every door. Light Catcher will be installed at the top of the Roof.

ELECTRICAL WORKS: - All the electrical lines will be concealed with copper wires. with PVC conduit. Each flat will have the following electrical points.

Each Bed Room Two light points, One Plug point, One Fan Point.

Living Room cum Dinning Space Two light Points, One Fan Point, One Plug Point, one Freeze point.

Kitchen One light Point, One Power Point, One Exhaust fan point.

Prasad Maudel



✓

Additional District Sub-Registrar
BURDWAN

16 APR 2025

Sabit Prasad Mandal

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Baran Kumar
Partner

Exhaust Fan points will be provided in each toilet, including electrical point for the same will also be provided in one toilet.

WATER SUPPLY & DRAINAGE: - One overhead water reservoir (PVC) will be provided the required capacity of pump will be installed for storage of water in the overhead water reservoir.

The drainage line will be connected to the existing sewer line through the Master trap. Each flat have separate water supply line from the overhead water reservoir through P.V.C. Pipes and fittings with proper necessary valves. For external drainage P.V.C. pipes will be used.

TOILET FITTINGS & FIXTURES: Each toilet will be provided with one shower, one European commode. Necessary taps will be provided in the toilets and the floor will be of tiles. One basin with tap will be installed at Dining Hall.

KITCHEN SPACE:- Each Kitchen space will be provided with one cooking platform finished with one still sink with required water connections.

OVER HEAD TANK:- P.V.C.

ADDITIONAL WORK:- Any extra additional work done by the Developer, at the request of the OWNER shall be charged extra at market rate and the OWNER shall have to pay cost of those extra additional works executed by the Developer additionally.

Sabit Prasad Mandal
A.S.



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**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

Solvi Prasad Handal

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Sapankumar
Partner

**THE THIRD SCHEDULE ABOVE REFEREED TO
(Common Facilities and Common Parts)**

1. Entrance and Exits to the Premises.
2. Stair Cases,
3. Stair Case Landings,
4. Stair Head Room and Lobbies on all the floors of the New Building.
5. Passage for Entrance,
6. Passage in between different blocks,
7. Pump (Deep Tube Well of adequate capacity to ensure round the clock),
8. Electric Meter & Electric Meter Space,
9. Common Room,
10. Lift (if any)
11. Electric/Utility room, Water Pump room, Generator Room (if any),
12. Septic Tanks,
13. Boundary Walls with Entrance Gate,
14. Overhead Water Tank (PVC),
15. Transformer and space (if any),
16. Lift/s (if any),
17. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
18. Lighting of the Common Portions.
19. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
20. Drainage and Sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).
21. Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owner.

Dr. Prasad Handal
Adm.



[Handwritten signature]

**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

IN WITNESSES WHEREOF, the OWNER the DEVELOPER and WITNESSES after knowing the purpose and meaning of this Deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on the date written above.

WITNESSES:-

1. Abhijit Ghosh
S/O - Ananta Ghosh
Pshakani tarakulane
Burdwan
2. Koushik Das
S/O - Goutam Das
Burdwan - 713141

Lalit Prasad Mandal
SIGNATURES OF BOTH THE OWNER

NEXT SPACE INFRA

Avishek Roy
Partner

NEXT SPACE INFRA

Sapankanti
Partner

SEAL & SIGNATURE OF THE DEVELOPER

Drafted by me and typed in my office:











Swaraj K. Choudhary
Burdwan. NB/442/2995
Advocate NB/442/2995
Enrollment No.
BURDWAN DIST. JUDGES COURT



[Handwritten signature]

**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



SIGNATURE *Devi Prasad Mandal*

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					





NEXT SPACE INFRA
SIGNATURE *Avishek Roy*
Partner



Handwritten signature or mark.

**Additional District Sub-Registrar
BURDWAN**

16 APR 2025

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



SIGNATURE

NEXT SPACE INFRA

Sapantinn
Partner



[Handwritten signature]

**Additional District Sub-Registrar
BURDWAN**

16 APR 2025



Avishek Roy
DOB: 02/01/1986
Male



2007 2011 2166

मेरा आधार, मेरी पहचान



आधार संख्या: 2007 2011 2166

Address: G.D. Ash Gupta Roy
Sankarshan Bose Road, Kachanagar
Barabazar, Ballyman West
Kolkata - 743101



2007 2011 2166

1947

help@uidai.gov.in

www.uidai.gov.in

Avishek Roy

कर विभाग
TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



10122015

SHYAM K. ROY
AT BARAN ROY
2/01/1986
Permanent Account Number
AIDPR8239H
Avishek Roy
Signature

असहमत के लिये / नॉन एग्रींगिंग सुधारकर्ता / लॉडिंग
नारायणचैन सेवा इकाई, एनएसई
5 वीं मंजिल, 40/1 स्टारबोर्ड, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, डीएन डीएच चौक, पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL,
5th floor, Market Street,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8000, Fax: 91-20-2721 6081
e-mail: nsdlinfo@nsdl.com

Avishek Roy

आयकर विभाग

INCOME TAX DEPARTMENT

DEBI PRASAD MANDAL

BIRENDRA NATH MANDAL

06/08/1954

Permanent Account Number

CDBPM1620G

Debi Prasad Mandal

Signature



भारत सरकार

GOVT. OF INDIA



29032019

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAPAN PANJA

PARESH NATH PANJA

28/12/1981

Permanent Account Number

ATCPP2317E

Bapan Panja
Signature



09112007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFN9780H



नाम / Name

NEXT SPACE INFRA

निगमन / चयन की तारीख
Date of Incorporation/Formation

26/02/2025

39451



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/76820/02508

To
অভিজিৎ ঘোষ
ABHIJIT GHOSH
SHYAMLAL ROAD
BURDWAN
Burdwan Rajbati
Burdwan - I Bardhaman
West Bengal 713104

18/09/2013
37309071



MN373090711FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2957 1756 5654

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অভিজিৎ ঘোষ
ABHIJIT GHOSH
পিতা : অনন্ত ঘোষ
Father : ANANTA GHOSH
জন্মতারিখ / DOB : 09/11/1991
পুরুষ / Male



2957 1756 5654

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed




Deed No :	I-0203-02580/2025	Date of Registration	16/04/2025
Query No / Year	0203-2001017884/2025	Office where deed is registered	
Query Date	16/04/2025 12:55:13 PM	A,D,S,R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Abhijit Ghosh Shyamal Road, Burdwan, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713104, Mobile No. : 7908211746, Status : Solicitor firm *		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property. Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 1,43,59,087/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: N.Basu Road, Mouza: Radhanagar, JI No: 39, Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4106 (RS :-)	LR-2027	Semi-Commercial	Bastu	10.53 Dec		1,43,59,087/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
Grand Total :					10.53Dec	0 /-	143,59,087 /-	

Land Lord Details :



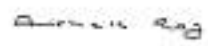


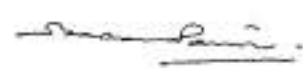
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBI PRASAD MANDAL (Presentant) Son of Late BIRENDRA NATH MANDAL Executed by: Self, Date of Execution: 16/04/2025 , Admitted by: Self, Date of Admission: 16/04/2025 ,Place : Office	 16/04/2025	 LTI 16/04/2025 Captured	 16/04/2025

Village:- NARICHA, P.O:- NARICHA, P.S:-Khandaghoosh, District:-Purba Bardhaman, West Bengal, India, PIN:- 713142 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: CDxxxxxx0G, Aadhaar No: 39xxxxxxxx7126, Status :Individual, Executed by: Self, Date of Execution: 16/04/2025 , Admitted by: Self, Date of Admission: 16/04/2025 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEXT SPACE INFRA SURYA NAGAR, JAGATBERH, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AVISHEK ROY Son of Mr ASIT BARAN ROY Date of Execution - 16/04/2025 , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office		 Captured	
	SASHI BHUSAN ROAD, RADHANAGAR, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: Alxxxxxx9H, Aadhaar No: 20xxxxxxxx2166 Status : Representative, Representative of : NEXT SPACE INFRA (as PARTNER)	Apr 16 2025 1:01PM	L11 16/04/2025	16/04/2025
2	Name	Photo	Finger Print	Signature
	Mr BAPAN PANJA Son of PARESH NATH PANJA Date of Execution - 16/04/2025 , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office		 Captured	
	SURYANAGAR, JAGATBERH, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ATxxxxxx7E, Aadhaar No: 53xxxxxxxx5780 Status : Representative, Representative of : NEXT SPACE INFRA (as PARTNER)	Apr 16 2025 9:01PM	L11 16/04/2025	16/04/2025

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Ghosh Son of Mr Ananta Ghosh Shyamal Road, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104		 Captured	

	16/04/2025	16/04/2025	16/04/2025
Identifier Of Mr DEBI PRASAD MANDAL, Mr AVISHEK ROY, Mr BAPAN PANJA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBI PRASAD MANDAL	NEXT SPACE INFRA-10.53 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: N.Basu Road, Mouza: Radhanagar, JI No: 39, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4106, LR Khatian No:- 2027	Owner:শ্রী দেবি প্রসাদ মন্ডল, Gurdian:শ্রী দেবি প্রসাদ মন্ডল, Address:লাস্কো, Classification:ৱাং, Area:0.11000000 Acre,	Mr DEBI PRASAD MANDAL

Endorsement For Deed Number : I - 020302580 / 2025

On 16-04-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:17 hrs on 16-04-2025, at the Office of the A.D.S.R. Bardhaman by Mr DEBI PRASAD MANDAL ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,43,59,087/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 16/04/2025 by Mr DEBI PRASAD MANDAL, Son of Late BIRENDRA NATH MANDAL, P.O. NARICHA, Thana: Khandaghoosh, , Purba Bardhaman, WEST BENGAL, India, PIN - 713142, by caste Hindu, by Profession Professionals

Identified by Mr Abhijit Ghosh, , Son of Mr Ananta Ghosh, Shyamal Road, P.O: Rajbati, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 16-04-2025 by Mr AVISHEK ROY, PARTNER, NEXT SPACE INFRA (Partnership Firm), SURYA NAGAR, JAGATBERH, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Identified by Mr Abhijit Ghosh, , Son of Mr Ananta Ghosh, Shyamal Road, P.O: Rajbati, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

Execution is admitted on 16-04-2025 by Mr BAPAN PANJA, PARTNER, NEXT SPACE INFRA (Partnership Firm), SURYA NAGAR, JAGATBERH, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Identified by Mr Abhijit Ghosh, , Son of Mr Ananta Ghosh, Shyamal Road, P.O: Rajbati, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/04/2025 3:55PM with Govt. Ref. No: 192025260020825558 on 16-04-2025, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 8228997930523 on 16-04-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 258, Amount: Rs.5,000.00/-, Date of Purchase: 11/04/2025, Vendor name: GOLAM MOHABUB

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/04/2025 3:55PM with Govt. Ref. No: 192025260020825558 on 16-04-2025, Amount Rs: 15,010/-, Bank: SBI EPay (SBlePay), Ref. No. 8228997930523 on 16-04-2025, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2025, Page from 66614 to 66664
being No 020302580 for the year 2025.



[Handwritten mark]

(Sanjit Sardar) 24/04/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

Digitally signed by SANJIT SARDAR
Date: 2025.04.24 11:42:23 +05:30
Reason: Digital Signing of Deed.